



# 出售居者有其屋計劃單位 2014

## Sale of Home Ownership Scheme Flats 2014

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美柏苑價單

Price List for Mei Pak Court

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出售單位數目  
Number of Flats for Sale

288
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## 第一部份：基本資料

### Part 1: Basic Information

發展項目名稱 Name of Development	美柏苑 Mei Pak Court	期數（如有） Phase No. (if any)	-
發展項目位置 Location of Development	沙田 碧田街 2 號 2 Pik Tin Street, Sha Tin		
發展項目中的住宅物業的總數 The total number of residential properties in the development		288	

印製日期 Date of Printing	價單編號 Numbering of Price List
2014-12-10	1

#### 修改價單（如有） Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
-	-	-

第二部份：面積及售價資料

Part 2: Information on Area and Price

沙田 美柏苑  
Mei Pak Court, Sha Tin

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)		售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
						樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.	空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof
32	1	41.5	(447)	2,852,200	68,728 (6,381)	-	-	-	-	-	-	-	-	-	-
31	1	41.5	(447)	2,873,400	69,239 (6,428)	-	-	-	-	-	-	-	-	-	-
30	1	41.5	(447)	2,867,100	69,087 (6,414)	-	-	-	-	-	-	-	-	-	-
29	1	41.5	(447)	2,860,800	68,935 (6,400)	-	-	-	-	-	-	-	-	-	-
28	1	41.5	(447)	2,854,500	68,783 (6,386)	-	-	-	-	-	-	-	-	-	-
27	1	41.5	(447)	2,848,200	68,631 (6,372)	-	-	-	-	-	-	-	-	-	-
26	1	41.5	(447)	2,841,900	68,480 (6,358)	-	-	-	-	-	-	-	-	-	-
25	1	41.5	(447)	2,835,600	68,328 (6,344)	-	-	-	-	-	-	-	-	-	-
24	1	41.5	(447)	2,829,300	68,176 (6,330)	-	-	-	-	-	-	-	-	-	-
23	1	41.5	(447)	2,823,000	68,024 (6,315)	-	-	-	-	-	-	-	-	-	-
22	1	41.5	(447)	2,816,700	67,872 (6,301)	-	-	-	-	-	-	-	-	-	-
21	1	41.5	(447)	2,810,400	67,720 (6,287)	-	-	-	-	-	-	-	-	-	-

沙田 美柏苑  
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樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
20	1	41.5	(447)	2,804,100	67,569 (6,273)	-	-	-	-	-	-	-	-	-	
19	1	41.5	(447)	2,795,600	67,364 (6,254)	-	-	-	-	-	-	-	-	-	
18	1	41.5	(447)	2,787,100	67,159 (6,235)	-	-	-	-	-	-	-	-	-	
17	1	41.5	(447)	2,778,600	66,954 (6,216)	-	-	-	-	-	-	-	-	-	
16	1	41.5	(447)	2,770,100	66,749 (6,197)	-	-	-	-	-	-	-	-	-	
15	1	41.5	(447)	2,761,600	66,545 (6,178)	-	-	-	-	-	-	-	-	-	
14	1	41.5	(447)	2,753,100	66,340 (6,159)	-	-	-	-	-	-	-	-	-	
13	1	41.5	(447)	2,744,600	66,135 (6,140)	-	-	-	-	-	-	-	-	-	
12	1	41.5	(447)	2,736,100	65,930 (6,121)	-	-	-	-	-	-	-	-	-	
11	1	41.5	(447)	2,727,600	65,725 (6,102)	-	-	-	-	-	-	-	-	-	

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10	1	41.5	(447)	2,717,000	65,470 (6,078)	-	-	-	-	-	-	-	-	-	
9	1	41.5	(447)	2,706,400	65,214 (6,055)	-	-	-	-	-	-	-	-	-	
8	1	41.5	(447)	2,695,800	64,959 (6,031)	-	-	-	-	-	-	-	-	-	
7	1	41.5	(447)	2,685,200	64,704 (6,007)	-	-	-	-	-	-	-	-	-	
6	1	41.5	(447)	2,674,600	64,448 (5,983)	-	-	-	-	-	-	-	-	-	
5	1	41.5	(447)	2,664,000	64,193 (5,960)	-	-	-	-	-	-	-	-	-	
4	1	41.5	(447)	2,653,400	63,937 (5,936)	-	-	-	-	-	-	-	-	-	
3	1	41.5	(447)	2,611,100	62,918 (5,841)	-	-	-	-	-	-	-	-	-	
2	1	41.5	(447)	2,551,900	61,492 (5,709)	-	-	-	-	-	-	-	-	-	
1	1	41.5	(447)	2,418,600	58,280 (5,411)	-	-	-	-	-	-	-	-	-	

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32	2		2,389,000	69,246 (6,439)	-	-	-	-	-	-	-	-	-	-
31	2		2,406,600	69,757 (6,487)	-	-	-	-	-	-	-	-	-	-
30	2		2,401,300	69,603 (6,473)	-	-	-	-	-	-	-	-	-	-
29	2		2,396,000	69,449 (6,458)	-	-	-	-	-	-	-	-	-	-
28	2		2,390,700	69,296 (6,444)	-	-	-	-	-	-	-	-	-	-
27	2		2,385,400	69,142 (6,430)	-	-	-	-	-	-	-	-	-	-
26	2		2,380,100	68,988 (6,415)	-	-	-	-	-	-	-	-	-	-
25	2		2,374,800	68,835 (6,401)	-	-	-	-	-	-	-	-	-	-
24	2		2,369,500	68,681 (6,387)	-	-	-	-	-	-	-	-	-	-
23	2		2,364,200	68,528 (6,373)	-	-	-	-	-	-	-	-	-	-
22	2		2,358,900	68,374 (6,358)	-	-	-	-	-	-	-	-	-	-
21	2		2,353,600	68,220 (6,344)	-	-	-	-	-	-	-	-	-	-

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20	2	34.5	(371)	2,348,300	68,067 (6,330)	-	-	-	-	-	-	-	-	-	-
19	2	34.5	(371)	2,341,300	67,864 (6,311)	-	-	-	-	-	-	-	-	-	-
18	2	34.5	(371)	2,334,300	67,661 (6,292)	-	-	-	-	-	-	-	-	-	-
17	2	34.5	(371)	2,327,300	67,458 (6,273)	-	-	-	-	-	-	-	-	-	-
16	2	34.5	(371)	2,320,300	67,255 (6,254)	-	-	-	-	-	-	-	-	-	-
15	2	34.5	(371)	2,313,300	67,052 (6,235)	-	-	-	-	-	-	-	-	-	-
14	2	34.5	(371)	2,306,300	66,849 (6,216)	-	-	-	-	-	-	-	-	-	-
13	2	34.5	(371)	2,299,300	66,646 (6,198)	-	-	-	-	-	-	-	-	-	-
12	2	34.5	(371)	2,292,300	66,443 (6,179)	-	-	-	-	-	-	-	-	-	-
11	2	34.5	(371)	2,276,500	65,986 (6,136)	-	-	-	-	-	-	-	-	-	-

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10	2		2,267,700	65,730 (6,112)	-	-	-	-	-	-	-	-	-	-
9	2		2,258,900	65,475 (6,089)	-	-	-	-	-	-	-	-	-	-
8	2		2,250,100	65,220 (6,065)	-	-	-	-	-	-	-	-	-	-
7	2		2,241,300	64,965 (6,041)	-	-	-	-	-	-	-	-	-	-
6	2		2,232,500	64,710 (6,018)	-	-	-	-	-	-	-	-	-	-
5	2		2,223,700	64,455 (5,994)	-	-	-	-	-	-	-	-	-	-
4	2		2,214,900	64,200 (5,970)	-	-	-	-	-	-	-	-	-	-
3	2		2,176,200	63,078 (5,866)	-	-	-	-	-	-	-	-	-	-
2	2		2,123,400	61,548 (5,723)	-	-	-	-	-	-	-	-	-	-
1	2		2,009,100	58,235 (5,415)	-	-	-	-	-	-	-	-	-	-

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32	3		2,155,200	62,470 (5,809)	-	-	-	-	-	-	-	-	-	-
31	3		2,176,300	63,081 (5,866)	-	-	-	-	-	-	-	-	-	-
30	3		2,174,500	63,029 (5,861)	-	-	-	-	-	-	-	-	-	-
29	3		2,172,700	62,977 (5,856)	-	-	-	-	-	-	-	-	-	-
28	3		2,170,900	62,925 (5,851)	-	-	-	-	-	-	-	-	-	-
27	3		2,169,100	62,872 (5,847)	-	-	-	-	-	-	-	-	-	-
26	3		2,167,300	62,820 (5,842)	-	-	-	-	-	-	-	-	-	-
25	3		2,165,500	62,768 (5,837)	-	-	-	-	-	-	-	-	-	-
24	3		2,163,700	62,716 (5,832)	-	-	-	-	-	-	-	-	-	-
23	3		2,161,900	62,664 (5,827)	-	-	-	-	-	-	-	-	-	-
22	3		2,160,100	62,612 (5,822)	-	-	-	-	-	-	-	-	-	-
21	3		2,158,300	62,559 (5,818)	-	-	-	-	-	-	-	-	-	-

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20	3	34.5	(371)	2,156,500	62,507	(5,813)	-	-	-	-	-	-	-	-	-	-	-
19	3	34.5	(371)	2,153,000	62,406	(5,803)	-	-	-	-	-	-	-	-	-	-	-
18	3	34.5	(371)	2,149,500	62,304	(5,794)	-	-	-	-	-	-	-	-	-	-	-
17	3	34.5	(371)	2,146,000	62,203	(5,784)	-	-	-	-	-	-	-	-	-	-	-
16	3	34.5	(371)	2,142,500	62,101	(5,775)	-	-	-	-	-	-	-	-	-	-	-
15	3	34.5	(371)	2,139,000	62,000	(5,765)	-	-	-	-	-	-	-	-	-	-	-
14	3	34.5	(371)	2,135,500	61,899	(5,756)	-	-	-	-	-	-	-	-	-	-	-
13	3	34.5	(371)	2,128,500	61,696	(5,737)	-	-	-	-	-	-	-	-	-	-	-
12	3	34.5	(371)	2,121,500	61,493	(5,718)	-	-	-	-	-	-	-	-	-	-	-
11	3	34.5	(371)	2,114,500	61,290	(5,699)	-	-	-	-	-	-	-	-	-	-	-

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10	3		2,105,700	61,035 (5,676)	-	-	-	-	-	-	-	-	-	-
9	3		2,096,900	60,780 (5,652)	-	-	-	-	-	-	-	-	-	-
8	3		2,088,100	60,525 (5,628)	-	-	-	-	-	-	-	-	-	-
7	3		2,079,300	60,270 (5,605)	-	-	-	-	-	-	-	-	-	-
6	3		2,070,500	60,014 (5,581)	-	-	-	-	-	-	-	-	-	-
5	3		2,061,700	59,759 (5,557)	-	-	-	-	-	-	-	-	-	-
4	3		2,052,900	59,504 (5,533)	-	-	-	-	-	-	-	-	-	-
3	3		2,023,000	58,638 (5,453)	-	-	-	-	-	-	-	-	-	-
2	3		1,979,000	57,362 (5,334)	-	-	-	-	-	-	-	-	-	-
1	3		1,873,500	54,304 (5,050)	-	-	-	-	-	-	-	-	-	-

沙田 美柏苑  
Mei Pak Court, Sha Tin

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
32	4	41.4 (446)	2,575,300	62,205 (5,774)	-	-	-	-	-	-	-	-	-	-
31	4	41.4 (446)	2,600,600	62,816 (5,831)	-	-	-	-	-	-	-	-	-	-
30	4	41.4 (446)	2,598,500	62,766 (5,826)	-	-	-	-	-	-	-	-	-	-
29	4	41.4 (446)	2,596,400	62,715 (5,822)	-	-	-	-	-	-	-	-	-	-
28	4	41.4 (446)	2,594,300	62,664 (5,817)	-	-	-	-	-	-	-	-	-	-
27	4	41.4 (446)	2,592,200	62,614 (5,812)	-	-	-	-	-	-	-	-	-	-
26	4	41.4 (446)	2,590,100	62,563 (5,807)	-	-	-	-	-	-	-	-	-	-
25	4	41.4 (446)	2,588,000	62,512 (5,803)	-	-	-	-	-	-	-	-	-	-
24	4	41.4 (446)	2,585,900	62,461 (5,798)	-	-	-	-	-	-	-	-	-	-
23	4	41.4 (446)	2,583,800	62,411 (5,793)	-	-	-	-	-	-	-	-	-	-
22	4	41.4 (446)	2,581,700	62,360 (5,789)	-	-	-	-	-	-	-	-	-	-
21	4	41.4 (446)	2,579,600	62,309 (5,784)	-	-	-	-	-	-	-	-	-	-

沙田 美柏苑  
Mei Pak Court, Sha Tin

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)		售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
		樓層 Floor	單位 Unit			※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.	空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace
20	4	41.4	(446)	2,577,500	62,258 (5,779)	-	-	-	-	-	-	-	-	-	-
19	4	41.4	(446)	2,573,300	62,157 (5,770)	-	-	-	-	-	-	-	-	-	-
18	4	41.4	(446)	2,569,100	62,056 (5,760)	-	-	-	-	-	-	-	-	-	-
17	4	41.4	(446)	2,564,900	61,954 (5,751)	-	-	-	-	-	-	-	-	-	-
16	4	41.4	(446)	2,560,700	61,853 (5,741)	-	-	-	-	-	-	-	-	-	-
15	4	41.4	(446)	2,556,500	61,751 (5,732)	-	-	-	-	-	-	-	-	-	-
14	4	41.4	(446)	2,552,300	61,650 (5,723)	-	-	-	-	-	-	-	-	-	-
13	4	41.4	(446)	2,543,900	61,447 (5,704)	-	-	-	-	-	-	-	-	-	-
12	4	41.4	(446)	2,535,500	61,244 (5,685)	-	-	-	-	-	-	-	-	-	-
11	4	41.4	(446)	2,527,100	61,041 (5,666)	-	-	-	-	-	-	-	-	-	-

沙田 美柏苑  
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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)		售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
10	4	41.4	(446)	2,516,500	60,785 (5,642)	-	-	-	-	-	-	-	-	-	
9	4	41.4	(446)	2,505,900	60,529 (5,619)	-	-	-	-	-	-	-	-	-	
8	4	41.4	(446)	2,495,300	60,273 (5,595)	-	-	-	-	-	-	-	-	-	
7	4	41.4	(446)	2,484,700	60,017 (5,571)	-	-	-	-	-	-	-	-	-	
6	4	41.4	(446)	2,474,100	59,761 (5,547)	-	-	-	-	-	-	-	-	-	
5	4	41.4	(446)	2,463,500	59,505 (5,524)	-	-	-	-	-	-	-	-	-	
4	4	41.4	(446)	2,452,900	59,249 (5,500)	-	-	-	-	-	-	-	-	-	
3	4	41.4	(446)	2,412,800	58,280 (5,410)	-	-	-	-	-	-	-	-	-	
2	4	41.4	(446)	2,355,800	56,903 (5,282)	-	-	-	-	-	-	-	-	-	
1	4	41.4	(446)	2,267,100	54,761 (5,083)	-	-	-	-	-	-	-	-	-	

沙田 美柏苑  
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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
32	5		2,111,100	61,191 (5,690)	-	-	-	-	-	-	-	-	-	-
31	5		2,132,200	61,803 (5,747)	-	-	-	-	-	-	-	-	-	-
30	5		2,130,400	61,751 (5,742)	-	-	-	-	-	-	-	-	-	-
29	5		2,128,600	61,699 (5,737)	-	-	-	-	-	-	-	-	-	-
28	5		2,126,800	61,646 (5,733)	-	-	-	-	-	-	-	-	-	-
27	5		2,125,000	61,594 (5,728)	-	-	-	-	-	-	-	-	-	-
26	5		2,123,200	61,542 (5,723)	-	-	-	-	-	-	-	-	-	-
25	5		2,121,400	61,490 (5,718)	-	-	-	-	-	-	-	-	-	-
24	5		2,119,600	61,438 (5,713)	-	-	-	-	-	-	-	-	-	-
23	5		2,547,600	61,388 (5,699)	-	-	-	-	-	-	-	-	-	-
22	5		2,545,500	61,337 (5,695)	-	-	-	-	-	-	-	-	-	-
21	5		2,543,400	61,287 (5,690)	-	-	-	-	-	-	-	-	-	-

沙田 美柏苑  
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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)		售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
20	5	41.5	(447)	2,541,300	61,236 (5,685)	-	-	-	-	-	-	-	-	-	
19	5	41.5	(447)	2,537,100	61,135 (5,676)	-	-	-	-	-	-	-	-	-	
18	5	41.5	(447)	2,532,900	61,034 (5,666)	-	-	-	-	-	-	-	-	-	
17	5	41.5	(447)	2,528,700	60,933 (5,657)	-	-	-	-	-	-	-	-	-	
16	5	41.5	(447)	2,524,500	60,831 (5,648)	-	-	-	-	-	-	-	-	-	
15	5	41.5	(447)	2,520,300	60,730 (5,638)	-	-	-	-	-	-	-	-	-	
14	5	41.5	(447)	2,516,100	60,629 (5,629)	-	-	-	-	-	-	-	-	-	
13	5	41.5	(447)	2,507,600	60,424 (5,610)	-	-	-	-	-	-	-	-	-	
12	5	41.5	(447)	2,499,100	60,219 (5,591)	-	-	-	-	-	-	-	-	-	
11	5	41.5	(447)	2,490,600	60,014 (5,572)	-	-	-	-	-	-	-	-	-	

沙田 美柏苑  
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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
10	5		2,480,000	59,759 (5,548)	-	-	-	-	-	-	-	-	-	-
9	5		2,469,400	59,504 (5,524)	-	-	-	-	-	-	-	-	-	-
8	5		2,458,800	59,248 (5,501)	-	-	-	-	-	-	-	-	-	-
7	5		2,448,200	58,993 (5,477)	-	-	-	-	-	-	-	-	-	-
6	5		2,437,600	58,737 (5,453)	-	-	-	-	-	-	-	-	-	-
5	5		2,427,000	58,482 (5,430)	-	-	-	-	-	-	-	-	-	-
4	5		2,416,400	58,227 (5,406)	-	-	-	-	-	-	-	-	-	-
3	5		2,380,400	57,359 (5,325)	-	-	-	-	-	-	-	-	-	-
2	5		2,285,200	55,065 (5,112)	-	-	-	-	-	-	-	-	-	-
1	5		2,115,900	50,986 (4,734)	-	-	-	-	-	-	-	-	-	-

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
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32	6	41.5 (447)	2,613,200	62,969 (5,846)	-	-	-	-	-	-	-	-	-	-
31	6	41.5 (447)	2,638,600	63,581 (5,903)	-	-	-	-	-	-	-	-	-	-
30	6	41.5 (447)	2,636,500	63,530 (5,898)	-	-	-	-	-	-	-	-	-	-
29	6	41.5 (447)	2,634,400	63,480 (5,894)	-	-	-	-	-	-	-	-	-	-
28	6	41.5 (447)	2,632,300	63,429 (5,889)	-	-	-	-	-	-	-	-	-	-
27	6	41.5 (447)	2,630,200	63,378 (5,884)	-	-	-	-	-	-	-	-	-	-
26	6	41.5 (447)	2,628,100	63,328 (5,879)	-	-	-	-	-	-	-	-	-	-
25	6	41.5 (447)	2,626,000	63,277 (5,875)	-	-	-	-	-	-	-	-	-	-
24	6	41.5 (447)	2,623,900	63,227 (5,870)	-	-	-	-	-	-	-	-	-	-
23	6	41.5 (447)	2,621,800	63,176 (5,865)	-	-	-	-	-	-	-	-	-	-
22	6	41.5 (447)	2,619,700	63,125 (5,861)	-	-	-	-	-	-	-	-	-	-
21	6	41.5 (447)	2,617,600	63,075 (5,856)	-	-	-	-	-	-	-	-	-	-

沙田 美柏苑  
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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)		售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
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20	6	41.5	(447)	2,615,500	63,024 (5,851)	-	-	-	-	-	-	-	-	-	
19	6	41.5	(447)	2,611,300	62,923 (5,842)	-	-	-	-	-	-	-	-	-	
18	6	41.5	(447)	2,607,100	62,822 (5,832)	-	-	-	-	-	-	-	-	-	
17	6	41.5	(447)	2,602,900	62,720 (5,823)	-	-	-	-	-	-	-	-	-	
16	6	41.5	(447)	2,598,700	62,619 (5,814)	-	-	-	-	-	-	-	-	-	
15	6	41.5	(447)	2,594,500	62,518 (5,804)	-	-	-	-	-	-	-	-	-	
14	6	41.5	(447)	2,590,300	62,417 (5,795)	-	-	-	-	-	-	-	-	-	
13	6	41.5	(447)	2,581,800	62,212 (5,776)	-	-	-	-	-	-	-	-	-	
12	6	41.5	(447)	2,573,300	62,007 (5,757)	-	-	-	-	-	-	-	-	-	
11	6	41.5	(447)	2,564,800	61,802 (5,738)	-	-	-	-	-	-	-	-	-	

沙田 美柏苑  
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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
10	6		2,554,200	61,547 (5,714)	-	-	-	-	-	-	-	-	-	-
9	6		2,543,600	61,292 (5,690)	-	-	-	-	-	-	-	-	-	-
8	6		2,522,400	60,781 (5,643)	-	-	-	-	-	-	-	-	-	-
7	6		2,511,800	60,525 (5,619)	-	-	-	-	-	-	-	-	-	-
6	6		2,501,200	60,270 (5,596)	-	-	-	-	-	-	-	-	-	-
5	6		2,490,600	60,014 (5,572)	-	-	-	-	-	-	-	-	-	-
4	6		2,480,000	59,759 (5,548)	-	-	-	-	-	-	-	-	-	-
3	6		2,433,400	58,636 (5,444)	-	-	-	-	-	-	-	-	-	-
2	6		2,338,200	56,342 (5,231)	-	-	-	-	-	-	-	-	-	-
1	6		2,179,500	52,518 (4,876)	-	-	-	-	-	-	-	-	-	-

沙田 美柏苑  
Mei Pak Court, Sha Tin

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
32	7		2,922,000	70,410 (6,537)	-	-	-	-	-	-	-	-	-	-
31	7		2,943,200	70,920 (6,584)	-	-	-	-	-	-	-	-	-	-
30	7		2,936,900	70,769 (6,570)	-	-	-	-	-	-	-	-	-	-
29	7		2,930,600	70,617 (6,556)	-	-	-	-	-	-	-	-	-	-
28	7		2,924,300	70,465 (6,542)	-	-	-	-	-	-	-	-	-	-
27	7		2,918,000	70,313 (6,528)	-	-	-	-	-	-	-	-	-	-
26	7		2,911,700	70,161 (6,514)	-	-	-	-	-	-	-	-	-	-
25	7		2,905,400	70,010 (6,500)	-	-	-	-	-	-	-	-	-	-
24	7		2,888,500	69,602 (6,462)	-	-	-	-	-	-	-	-	-	-
23	7		2,882,200	69,451 (6,448)	-	-	-	-	-	-	-	-	-	-
22	7		2,875,900	69,299 (6,434)	-	-	-	-	-	-	-	-	-	-
21	7		2,869,600	69,147 (6,420)	-	-	-	-	-	-	-	-	-	-

沙田 美柏苑  
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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)		售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
20	7	41.5	(447)	2,863,300	68,995 (6,406)	-	-	-	-	-	-	-	-	-	
19	7	41.5	(447)	2,854,800	68,790 (6,387)	-	-	-	-	-	-	-	-	-	
18	7	41.5	(447)	2,846,300	68,586 (6,368)	-	-	-	-	-	-	-	-	-	
17	7	41.5	(447)	2,837,800	68,381 (6,349)	-	-	-	-	-	-	-	-	-	
16	7	41.5	(447)	2,829,300	68,176 (6,330)	-	-	-	-	-	-	-	-	-	
15	7	41.5	(447)	2,820,800	67,971 (6,311)	-	-	-	-	-	-	-	-	-	
14	7	41.5	(447)	2,812,300	67,766 (6,291)	-	-	-	-	-	-	-	-	-	
13	7	41.5	(447)	2,803,800	67,561 (6,272)	-	-	-	-	-	-	-	-	-	
12	7	41.5	(447)	2,795,300	67,357 (6,253)	-	-	-	-	-	-	-	-	-	
11	7	41.5	(447)	2,786,800	67,152 (6,234)	-	-	-	-	-	-	-	-	-	

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
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10	7		2,776,200	66,896 (6,211)	-	-	-	-	-	-	-	-	-	-
9	7		2,765,600	66,641 (6,187)	-	-	-	-	-	-	-	-	-	-
8	7		2,755,000	66,386 (6,163)	-	-	-	-	-	-	-	-	-	-
7	7		2,744,400	66,130 (6,140)	-	-	-	-	-	-	-	-	-	-
6	7		2,733,800	65,875 (6,116)	-	-	-	-	-	-	-	-	-	-
5	7		2,723,200	65,619 (6,092)	-	-	-	-	-	-	-	-	-	-
4	7		2,712,600	65,364 (6,068)	-	-	-	-	-	-	-	-	-	-
3	7		2,672,400	64,395 (5,979)	-	-	-	-	-	-	-	-	-	-
2	7		2,583,500	62,253 (5,780)	-	-	-	-	-	-	-	-	-	-
1	7		2,431,100	58,581 (5,439)	-	-	-	-	-	-	-	-	-	-

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
32	8		2,873,400	69,912 (6,501)	-	-	-	-	-	-	-	-	-	-
31	8		2,894,400	70,423 (6,548)	-	-	-	-	-	-	-	-	-	-
30	8		2,888,100	70,270 (6,534)	-	-	-	-	-	-	-	-	-	-
29	8		2,881,800	70,117 (6,520)	-	-	-	-	-	-	-	-	-	-
28	8		2,875,500	69,964 (6,506)	-	-	-	-	-	-	-	-	-	-
27	8		2,869,200	69,810 (6,491)	-	-	-	-	-	-	-	-	-	-
26	8		2,862,900	69,657 (6,477)	-	-	-	-	-	-	-	-	-	-
25	8		2,856,600	69,504 (6,463)	-	-	-	-	-	-	-	-	-	-
24	8		2,850,300	69,350 (6,449)	-	-	-	-	-	-	-	-	-	-
23	8		2,844,000	69,197 (6,434)	-	-	-	-	-	-	-	-	-	-
22	8		2,837,700	69,044 (6,420)	-	-	-	-	-	-	-	-	-	-
21	8		2,831,400	68,891 (6,406)	-	-	-	-	-	-	-	-	-	-

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)		售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
20	8	41.1	(442)	2,825,100	68,737 (6,392)	-	-	-	-	-	-	-	-	-	
19	8	41.1	(442)	2,816,700	68,533 (6,373)	-	-	-	-	-	-	-	-	-	
18	8	41.1	(442)	2,808,300	68,328 (6,354)	-	-	-	-	-	-	-	-	-	
17	8	41.1	(442)	2,789,400	67,869 (6,311)	-	-	-	-	-	-	-	-	-	
16	8	41.1	(442)	2,781,000	67,664 (6,292)	-	-	-	-	-	-	-	-	-	
15	8	41.1	(442)	2,772,600	67,460 (6,273)	-	-	-	-	-	-	-	-	-	
14	8	41.1	(442)	2,764,200	67,255 (6,254)	-	-	-	-	-	-	-	-	-	
13	8	41.1	(442)	2,755,800	67,051 (6,235)	-	-	-	-	-	-	-	-	-	
12	8	41.1	(442)	2,747,400	66,847 (6,216)	-	-	-	-	-	-	-	-	-	
11	8	41.1	(442)	2,739,000	66,642 (6,197)	-	-	-	-	-	-	-	-	-	

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10	8	41.1	(442)	2,728,500	66,387 (6,173)	-	-	-	-	-	-	-	-	-	
9	8	41.1	(442)	2,718,000	66,131 (6,149)	-	-	-	-	-	-	-	-	-	
8	8	41.1	(442)	2,707,500	65,876 (6,126)	-	-	-	-	-	-	-	-	-	
7	8	41.1	(442)	2,697,000	65,620 (6,102)	-	-	-	-	-	-	-	-	-	
6	8	41.1	(442)	2,686,500	65,365 (6,078)	-	-	-	-	-	-	-	-	-	
5	8	41.1	(442)	2,676,000	65,109 (6,054)	-	-	-	-	-	-	-	-	-	
4	8	41.1	(442)	2,665,500	64,854 (6,031)	-	-	-	-	-	-	-	-	-	
3	8	41.1	(442)	2,634,100	64,090 (5,960)	-	-	-	-	-	-	-	-	-	
2	8	41.1	(442)	2,585,900	62,917 (5,850)	-	-	-	-	-	-	-	-	-	
1	8	41.1	(442)	2,464,400	59,961 (5,576)	-	-	-	-	-	-	-	-	-	

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
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32	9	41.5 (447)	2,858,500	68,880 (6,395)	-	-	-	-	-	-	-	-	-	-
31	9	41.5 (447)	2,879,700	69,390 (6,442)	-	-	-	-	-	-	-	-	-	-
30	9	41.5 (447)	2,873,400	69,239 (6,428)	-	-	-	-	-	-	-	-	-	-
29	9	41.5 (447)	2,867,100	69,087 (6,414)	-	-	-	-	-	-	-	-	-	-
28	9	41.5 (447)	2,860,800	68,935 (6,400)	-	-	-	-	-	-	-	-	-	-
27	9	41.5 (447)	2,854,500	68,783 (6,386)	-	-	-	-	-	-	-	-	-	-
26	9	41.5 (447)	2,848,200	68,631 (6,372)	-	-	-	-	-	-	-	-	-	-
25	9	41.5 (447)	2,841,900	68,480 (6,358)	-	-	-	-	-	-	-	-	-	-
24	9	41.5 (447)	2,835,600	68,328 (6,344)	-	-	-	-	-	-	-	-	-	-
23	9	41.5 (447)	2,829,300	68,176 (6,330)	-	-	-	-	-	-	-	-	-	-
22	9	41.5 (447)	2,823,000	68,024 (6,315)	-	-	-	-	-	-	-	-	-	-
21	9	41.5 (447)	2,816,700	67,872 (6,301)	-	-	-	-	-	-	-	-	-	-

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20	9	41.5	(447)	2,810,400	67,720 (6,287)	-	-	-	-	-	-	-	-	-	
19	9	41.5	(447)	2,801,900	67,516 (6,268)	-	-	-	-	-	-	-	-	-	
18	9	41.5	(447)	2,793,400	67,311 (6,249)	-	-	-	-	-	-	-	-	-	
17	9	41.5	(447)	2,784,900	67,106 (6,230)	-	-	-	-	-	-	-	-	-	
16	9	41.5	(447)	2,776,400	66,901 (6,211)	-	-	-	-	-	-	-	-	-	
15	9	41.5	(447)	2,767,900	66,696 (6,192)	-	-	-	-	-	-	-	-	-	
14	9	41.5	(447)	2,759,400	66,492 (6,173)	-	-	-	-	-	-	-	-	-	
13	9	41.5	(447)	2,750,900	66,287 (6,154)	-	-	-	-	-	-	-	-	-	
12	9	41.5	(447)	2,742,400	66,082 (6,135)	-	-	-	-	-	-	-	-	-	
11	9	41.5	(447)	2,733,900	65,877 (6,116)	-	-	-	-	-	-	-	-	-	

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樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There is no provision of balcony, utility platform and verandah in the flats below.			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
10	9		2,723,300	65,622 (6,092)	-	-	-	-	-	-	-	-	-	-
9	9		2,712,700	65,366 (6,069)	-	-	-	-	-	-	-	-	-	-
8	9		2,702,100	65,111 (6,045)	-	-	-	-	-	-	-	-	-	-
7	9		2,691,500	64,855 (6,021)	-	-	-	-	-	-	-	-	-	-
6	9		2,680,900	64,600 (5,998)	-	-	-	-	-	-	-	-	-	-
5	9		2,670,300	64,345 (5,974)	-	-	-	-	-	-	-	-	-	-
4	9		2,659,700	64,089 (5,950)	-	-	-	-	-	-	-	-	-	-
3	9		2,617,400	63,070 (5,855)	-	-	-	-	-	-	-	-	-	-
2	9		2,558,200	61,643 (5,723)	-	-	-	-	-	-	-	-	-	-
1	9		2,424,900	58,431 (5,425)	-	-	-	-	-	-	-	-	-	-

## 第三部份：其他資料

- (1) 準買方應參閱發展項目的售樓說明書，以了解該項目的資料。
- (2) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

備註：價單所列以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數。每平方呎實用面積的售價，則以該整數的平方呎面積作計算。每平方米呎實用面積的售價，均四捨五入至元位。

### (3) 購樓時須繳付的各项費用

#### 1. 買方在辦理購樓手續時須繳付包括但不限於下列各項費用：

- (a) 印花稅（包括從價印花稅、雙倍從價印花稅、買家印花稅及額外印花稅（如適用））<sup>(註一)</sup>；
- (b) 於土地註冊處登記契據文件的註冊費；
- (c) 律師費用：
  - (i) 買方（除非自行委聘律師）須繳付香港房屋委員會（房委會）所委任的律師的律師費用。有關房委會所委任的律師辦理本銷售計劃單位的買賣手續的律師費用容後通知（請注意：房委會所委任的律師只代表房委會而非代表買方。）；
  - (ii) 若買方自行委聘另一位代表律師，則只須負責支付本身的律師費用；
- (d) 契據文件（包括政府地契、公契、其他有關契約等）的核證副本的費用；
- (e) 清理廢料的費用（如有者）、裝修保證按金（如有者）和特別基金（如有者）；及
- (f) 管理費及管理費按金。

#### 2. 如買方需以按揭貸款購買該單位，亦須支付：

- (a) 於土地註冊處登記按揭契的註冊費；及
- (b) 貸款銀行或財務機構或其律師安排有關按揭貸款的法律手續費用。（請注意：如貸款銀行或財務機構委聘房委會所委任的律師同時辦理按揭契據手續，該律師行可能會另行收費。）

#### 3. 如對上述的收費及手續有任何疑問，請向居屋銷售小組或律師查詢。

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註一：居屋單位的應繳印花稅以差餉物業估價署所評定的單位市值釐定。為徵收印花稅而評定的單位市值反映該單位所受的轉讓限制。另一方面，在出售有關居屋單位時由房屋署所評估的最初市值是該單位在無任何轉讓限制下的十足市值。再者，居屋單位的買價是房委會所訂定的折讓價格。因此，居屋單位的應繳印花稅並非以居屋單位的最初市值或買價來釐定。

(4) 購樓付款方法

買方於居屋銷售小組辦理簽署買賣協議手續時，須向房委會繳付不少於樓價的百分之五（適用於綠表申請人）或不少於樓價的百分之十（適用於白表申請人）作為定金。在有關樓宇的佔用許可證發出後，房委會所委任的律師會發信通知買方於指定日期內付清樓價餘款。

(5) 按揭貸款辦法

1. 買方簽妥買賣協議後，若需藉按揭貸款支付樓價餘款，應前往名列於居屋銷售小組公布名單內的銀行或財務機構，以房委會指定的特惠條件申請按揭貸款，其申請以有關銀行或財務機構最後批准作實。按揭貸款的部分條件如下：

(a) 貸款額：最高為繳付定金後的樓價餘款；

(b) 還款期限：最長為二十五年；及

(c) 利率：年息最高為有關銀行或財務機構所定的最優惠利率減半厘。

2. 買方亦可用第一次按揭方式，接受其僱主貸款（其僱主須辦有正式的僱員置業按揭貸款計劃）以支付樓價餘款。但買方在接受其僱主貸款前，須先經房屋署署長批准。除非得到房屋署署長批准，否則買方不得把該單位作任何其他形式的按揭、重按或提高其貸款額。有關詳情請向居屋銷售小組查詢。

3. 如買方把購買的單位抵押給與房委會簽訂「按揭保證契據」的財務機構而又在尚未償還所有按揭貸款前終止供款，財務機構將會出售該單位；若出售單位所得的款項未能全數償還買方尚欠有關財務機構的按揭貸款餘額及一切有關的利息、法律及行政費用等，有關財務機構會根據「按揭保證契據」向房委會申索買方的上述所有欠款，而房委會亦會根據「按揭保證契據」支付財務機構該等欠款。此後，房委會將就有關上述支付財務機構之欠款向買方追討所有欠款及利息。

(6) 過期完成交易之利息及撤銷買賣之費用

1. 如買方未能依照買賣協議在指定日期或之前完成交易，房委會有權在不影響其他補救措施的情況下，向買方收取未付樓價之利息，利率為香港上海滙豐銀行有限公司公布的最優惠利率加年息二厘。

2. 若買方要求撤銷買賣協議，且獲房委會同意，房委會有權保留一筆相等於樓價的百分之五的款額，作為撤銷買賣協議買方應付的代價。此外，買方須向房委會支付或償付與撤銷買賣協議有關或其引致的一切法律費用、收費及代付費用（如有印花稅，此項亦包括在內）。買方不得把單位轉讓予其他人士或機構。

## Part 3 : Other Information

- (1) Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.
- (2) The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

NOTE : Areas in square feet as specified in the price lists are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square foot. Unit rates of saleable area per square foot are then calculated based on the rounded areas in square feet. Unit rates of saleable area per square metre or per square foot are rounded to the nearest dollar.

- (3) Fees and charges to be paid upon purchasing a flat
  1. The purchaser, when completing the formalities of purchasing a flat, is required to pay fees including but not limited to the following:
    - (a) Stamp Duty (including the ad valorem stamp duty, doubled ad valorem stamp duty, buyer's stamp duty and special stamp duty, if applicable) <sup>(Note 1)</sup> ;
    - (b) Registration fees for registration of the deeds in the Land Registry;
    - (c) Legal costs:
      - (i) The purchaser, unless appointing his/her own solicitors, is required to pay the legal costs of the solicitors appointed by the Hong Kong Housing Authority (HA). The fee rate charged by the HA's appointed solicitors for the current sale exercise will be made known later (Note: The HA's appointed solicitors are acting for the HA only and not for the purchasers. ) ;
      - (ii) If the purchaser appoints his/her own solicitors, he/she is only required to pay the legal costs of his/her solicitors;
    - (d) The fees for certified copies of the deeds (including the Government lease, the Deed of Mutual Covenant and other relevant title deeds);
    - (e) Debris removal fee (if any), decoration deposit (if any) and special fund (if any); and
    - (f) Management fee and management fee deposit.
  2. If the purchaser requires a mortgage loan to finance the purchase of the flat, he/she is also required to pay:
    - (a) The registration fee for registration of the mortgage deed in the Land Registry; and
    - (b) Legal costs of the solicitors acting for the bank or the financial institution offering the loan for the mortgage arrangements. (Note: If the bank or the financial institution appoints also the HA's appointed solicitors to handle the mortgage arrangements, the solicitors may charge a separate fee.)
  3. For enquiries on the above fees and charges or procedures, please contact the Home Ownership Scheme (HOS) Sales Unit or the solicitors.

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Note 1 : The stamp duty payable for an HOS flat is determined based on the market value of the flat assessed by the Rating and Valuation Department. The market value for stamp duty purpose reflects the alienation restrictions to which the flat is subject. On the other hand, the initial market value of the HOS flat assessed by the HD at the time of sale of the flat is based on the assessment of full market value without any alienation restrictions. Moreover, the purchase price of the HOS flat is a discounted price determined by the HA. Thus, the stamp duty payable for an HOS flat is not assessed based on the initial market value or purchase price of the flat.

(4) Payment of purchase price

The purchaser must, at the time when he/she signs the Agreement for Sale and Purchase at the HOS Sales Unit, make a deposit of not less than 5% of the purchase price (for Green Form Applicants) or not less than 10% of the purchase price (for White Form Applicants) to the HA. After the Occupation Permit for the building(s) concerned has been issued, the HA's appointed solicitors will notify the purchaser in writing to pay the balance of the purchase price within a specified period of time.

(5) Mortgage arrangement

1. After signing the Agreement for Sale and Purchase, a purchaser requiring a mortgage loan to pay the balance of the purchase price should apply to a bank or financial institution on the approved list which is available from the HOS Sales Unit for a mortgage loan on special concessionary terms specified by the HA. The application is subject to final approval by the bank or financial institution concerned. Some of the mortgage terms are as follows:

- (a) loan amount not exceeding the balance of the purchase price after deposit;
- (b) maximum repayment period of 25 years; and
- (c) interest rate at a maximum of the Best Lending Rate quoted by the bank or financial institution concerned minus 0.5% per annum.

2. A purchaser may also obtain a loan to cover the balance of the purchase price under a mortgage from his/her employer who offers a bona fide staff housing mortgage loan scheme provided that prior approval from the Director of Housing is obtained. Except with the approval of the Director of Housing, the purchaser shall not secure any other form of mortgage financing or refinancing, including increasing the amount of the mortgage loan. For details, please contact the HOS Sales Unit.

3. If the purchaser, who has mortgaged the flat purchased to a participating financial institution that has entered into a Deed of Guarantee with the HA, defaults on mortgage payments before paying off the mortgage loan, the financial institution concerned will sell the flat. Should the sale proceeds of the flat fail to cover the full outstanding balance of the mortgage and all the interest, the legal costs, administration fees, etc. payable under the mortgage, the financial institution will, pursuant to the Deed of Guarantee, make a claim against the HA for the payment of all the above arrears that the purchaser owes. The HA shall then under the Deed of Guarantee pay the same to the financial institution. In relation to the payments made by the HA to the financial institution, the HA will then recover such payments and the interest from the purchaser.

(6) Fees and charges to be paid upon delay or cancellation of purchase

1. In the event of the purchaser failing to complete the transaction by the specified date in accordance with the Agreement for Sale and Purchase, the HA shall, without prejudice to any other remedy, be entitled to demand and receive from the purchaser payment of interest on the balance of the purchase price at the rate of 2% per annum above the Best Lending Rate as announced by the Hongkong and Shanghai Banking Corporation Limited.

2. If a purchaser would like to cancel the Agreement for Sale and Purchase and if the HA agrees to the same, a sum equivalent to 5% of the purchase price will be forfeited by the HA as consideration for cancellation of the Agreement for Sale and Purchase. Besides, the purchaser is required to pay or reimburse the HA for all legal costs, charges and disbursements (including stamp duty, if any) in connection with or arising from the cancellation of the Agreement for Sale and Purchase. The flat shall not be assigned by the purchaser to any other person or organisation.



賣方就發展項目指定的互聯網網站的網址為：

The address of the website designated by the vendor for the development is :

**[www.housingauthority.gov.hk/MeiPak](http://www.housingauthority.gov.hk/MeiPak)**